



Gowland

Hills Drive, Norton, Stockton-On-Tees, TS20 2GF

This modern and well presented home is located on a popular residential development in Norton and offers spacious, well balanced accommodation ideal for a range of buyers. Built approx. 2021, the property benefits from a security alarm and the remainder of the NHBC warranty.

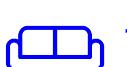
On entering the property you are welcomed by a spacious hallway which gives access to a ground floor WC and a lounge, providing a comfortable and inviting living space. The modern kitchen/dining room and is fitted with a range of built-in appliances, including oven, hob and dishwasher, with French doors opening onto the private rear garden, making it ideal for both everyday living and entertaining.

To the first floor, the landing benefits from natural light via a window and provides access to three bedrooms. The master bedroom enjoys the added benefit of its own ensuite shower room. The third bedroom is currently used as a dressing room. A modern family bathroom completes the first floor accommodation.

Externally, the property features a private rear garden and a driveway providing off-street parking for two vehicles. Additional features include an alarm system and the advantage of a relatively new build home offering modern standards of insulation and efficiency.

North Shore Academy Secondary School is in walking distance and Norton Village is conveniently close by where there is a wide range of shopping facilities, Drs, restaurants and bars.

£199,950

 3  2  1  B

HALL

LOUNGE

15'6" x 10'9" (4.72m x 3.28m)

KITCHEN/DINING ROOM

15'6" x 8'9" (4.72m x 2.67m)

DOWNSTAIRS WC

6'2" x 3'2" (1.88m x 0.97m)

LANDING

BEDROOM ONE

10'10" x 10'5" (3.30m x 3.18m)

ENSUITE

5'2" x 4'9" (1.57m x 1.45m)

BEDROOM TWO

9'9" x 8'9" (2.97m x 2.67m)

BEDROOM THREE

8'9" x 4'3" (2.67m x 1.30m)

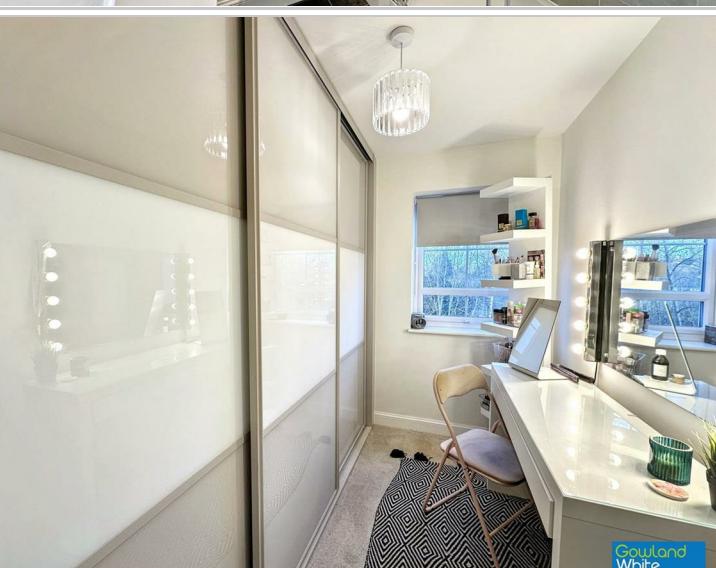
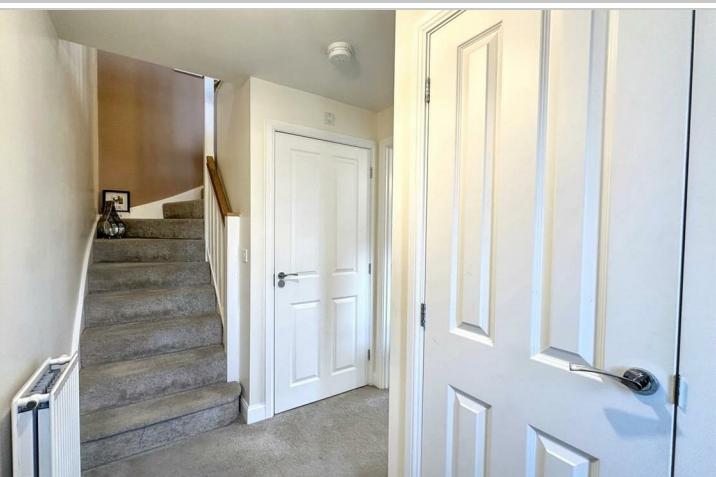
BATHROOM

6'10" x 5'6" (2.08m x 1.68m)

AML PROCEDURE

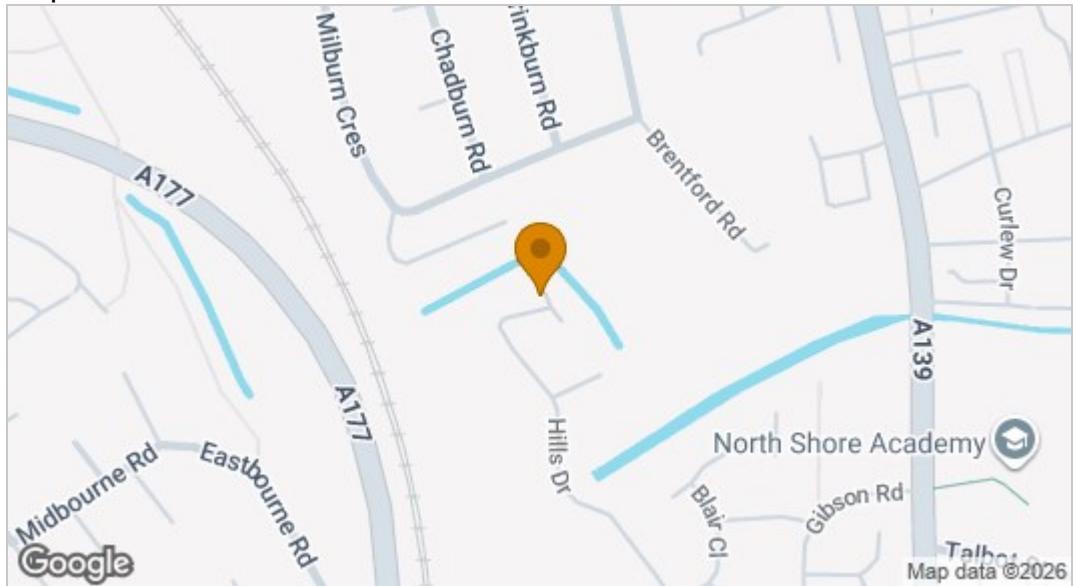
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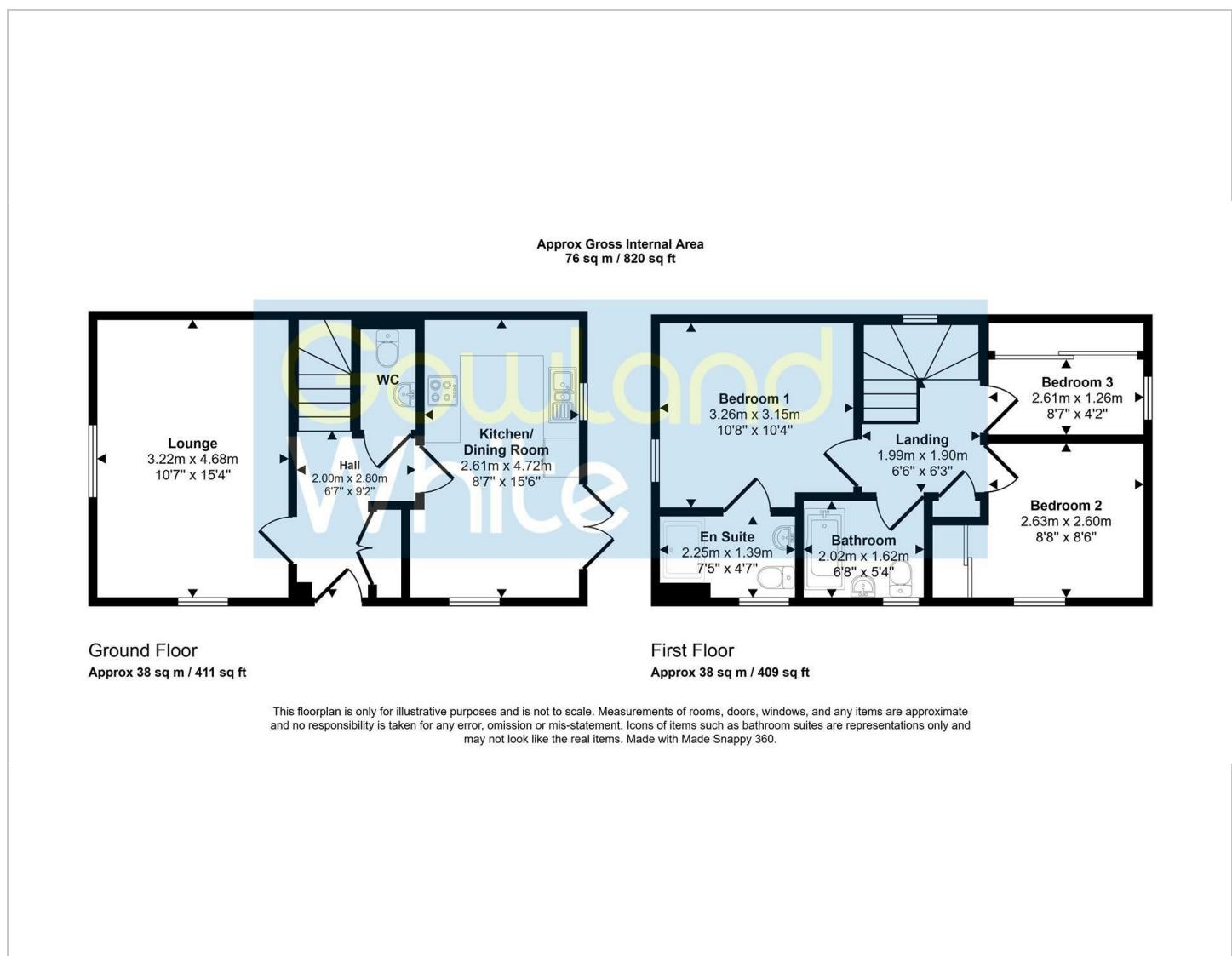
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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